

**The City of Springfield, Ohio  
City Commission Regular Meeting Minutes  
Tuesday, April 27, 2021 – 7:00 p.m.  
City Hall Forum**

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The meeting was called to order by President Copeland. Roll call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

The invocation was offered by Mr. Copeland, who then led the assembly in the Pledge of Allegiance.

On motion of Dr. Estrop, seconded by Mrs. Chilton, members approved the minutes of the April 13, 2021, Work Session and Legislative Meeting as presented.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**FIRST READINGS—ORDINANCES**

The following legislation was read by title only for the first time and requires presentation at a second regular meeting before vote on passage:

**090-21** To amend the Sign District Overlay Map of Springfield, Ohio, as adopted in Ordinance No. 10-317, by amending 4.33 acres at 4440 Laybourne Road, Springfield, Ohio from Green Space Sign District to Commercial Highway Sign District.

Mr. O'Neill and Dr. Estrop congratulated Clark County on the proposed hotel and development projects at the Clark County Fairgrounds.

**091-21** To amend the Sign District Overlay Map of Springfield, Ohio, as adopted in Ordinance No. 10-317, by amending 9.81 acres at South Charleston Pike, Springfield, Ohio from Unassigned to Commercial Highway Sign District.

**092-21** Amending the Zoning Map of Springfield, Ohio by rezoning 0.5 acre at 908 West North Street, Springfield, Ohio from RS-5, Low-Density, Single-Family Residence District to CC-2, Community Commercial District.

**116-21** Authorizing the issuance of a purchase order for the purchase of one (1) Service Body and Hydraulic Crane, from Ace Truck Body for an amount not to exceed \$104,995.00.

**117-21** Authorizing the purchase of one (1) SC802 Stump Grinder, from Vermeer Heartland, Inc., for an amount not to exceed \$45,359.00, through the Ohio Department of Administrative Services, pursuant to Ohio's Cooperative Purchasing Act in accordance with the provisions of Section 125.04 of the Ohio Revised Code.

**026-15** Authorizing a reduction in the 2020 rent of the Berner Farms Cropland Lease Agreement in the amount of \$2,292.05.

~~~~~ Next regular City Commission meeting: May 11, 2021. ~~~~~

**SECOND READINGS—ORDINANCES**

The following legislation was presented for a second time:

**104-21** Ordinance No. 21-124: Confirming and approving a Development Incentive Agreement (Single Family Residential Development) with Elise R. Funderburgh to provide for sewer services to real property outside the City limits.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**105-21** Ordinance No. 21-125: To amend Ordinance No. 91-90, passed March 12, 1991, and commonly known as the Codified Ordinances of The City of Springfield, Ohio, by amending certain provisions of the Traffic and General Offenses Codes.

Dr. Estrop commented the proposed changes adopt existing state laws.

Mrs. Chilton stated, and Law Director Allen confirmed, the changes were reviewed by City's law director and prosecutor.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**106-21** Ordinance No. 21-126: Authorizing the City Manager to enter into a Plat Agreement - Bridgewater Subdivision Phase 3 between the City and Bridgewater Project I, LLC; and authorizing the City Manager, Law Director and Finance Director to do all things necessary to implement the said Plat Agreement - Bridgewater Subdivision Phase 3.

Mr. O'Neill congratulated the subdivision developer on this project which is the largest residential development in the city for many years.

Dr. Estrop noted a recent *Wall Street Journal* article recognizing Springfield as the third hottest housing market in the nation.

Mr. Rue noted recent recognition of Springfield's housing market in two national publications and spoke on the housing progress for the city.

Mrs. Chilton asked about the sales in the Bridgewater Subdivision. City Manager Heck stated sales are going well in the first phase and the area has developed into a neighborhood.

Mr. Copeland stated concern for existing neighborhoods.

Upon question of Dr. Estrop, Mr. Heck spoke on the housing survey which resulted in a recommendation of a vacant property registry (VPR). The VPR was implemented in 2020 and over 400 houses have been registered thus far. Mr. Heck also described a possible receivership program to help refurbish houses in legacy neighborhoods.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**107-21      Ordinance No. 21-127: Authorizing the City Manager to enter into a Land Lease Agreement with FETI Aviation, LLC consisting of approximately 0.25 acre.**

Mr. Heck described the lease agreement which would allow construction of a private hangar at the airport.

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**180-20      Ordinance No. 21-128: Authorizing the City Manager to enter into Amendment No. 1 to the contract with Gary Gilbert, Jr. dba Gilbert's Lawn Service for abatement and nuisance conditions services as needed by the City, to increase the contract in an amount not to exceed \$30,000.00 for a total amount not to exceed \$70,000.00.**

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**181-20      Ordinance No. 21-129: Authorizing the City Manager to enter into Amendment No. 1 to the contract with OMAC Hauling, Inc. for abatement and nuisance conditions services as needed by the City, to increase the contract in an amount not to exceed \$30,000.00 for a total amount not to exceed \$70,000.00.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

## **RESOLUTION**

The following legislation was presented for the first time:

**44-21      Resolution No. 6116: Declaring it necessary to require the construction or reconstruction of curbs, gutters and sidewalks at the points identified as Section No. 2 of Streets and Section No. 2 of Selected Locations of the 2021 Sidewalk, Curb and Gutter Program.**

On motion of Mr. Rue, seconded by Mr. O'Neill, the resolution was adopted.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

## **EMERGENCY ORDINANCES**

The following emergency legislation was presented for the first time:

**11-21      Emergency Ordinance No. 21-130: Providing for Supplemental Appropriations within various funds; and declaring an emergency therein.**

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**118-21      Emergency Ordinance No. 21-131: Authorizing the City Manager to apply for, accept and enter into a Cooperative Agreement to finance the WWTP Primary Effluent Pumps Project with the Ohio Water Development Authority ("OWDA"); and declaring an emergency therein.**

On motion of Dr. Estrop, seconded by Mr. Rue, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**164-20      Emergency Ordinance No. 21-132: Authorizing an increase in the cost associated with the**

**construction of two covered storage facilities from ClearSpan, for an amount not to exceed \$24,350.95, for a total amount not to exceed \$109,358.92, through Sourcewell, pursuant to the Sourcewell Contract Purchasing Cooperative Program, in accordance with the provisions of Section 9.48 of the Ohio Revised Code; and declaring an emergency therein.**

Service Director Moore explained the storage facilities previously approved by the City Commission would be used to house gravel and road salt. The requested increase would cover the addition of a curtain on the salt storage unit.

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**119-21      Emergency Ordinance No. 21-133:    Authorizing the purchase of various mowing equipment, from Century Equipment, for an amount not to exceed \$247,690.35, through: (1) Sourcewell, pursuant to the Sourcewell Contract Purchasing Cooperative Program, in accordance with the provisions of Section 9.48 of the Ohio Revised Code, and (2) the Ohio Department of Administrative Services, pursuant to Ohio's Cooperative Purchasing Act in accordance with the provisions of Section 125.04 of the Ohio Revised Code; and declaring an emergency therein.**

Dr. Estrop asked for additional details on the proposed equipment purchase. Mr. Heck stated the lawn equipment would be used by the National Trail Parks and Recreation District staff to maintain city property and storm water areas.

On motion of Mr. Rue, seconded by Mrs. Chilton, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**120-21      Emergency Ordinance No. 21-134:    Authorizing the issuance of a purchase order for the purchase of one (1) Stainless Steel Dump Body, including bed cover and road temperature sensor, from K.E. Rose Co. for an amount not to exceed \$91,695.00; and declaring an emergency therein.**

Mr. Moore noted the proposed dump body would be used with the recently purchased cab and chassis as a snow plow.

On motion of Mr. Rue, seconded by Mr. O'Neill, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**121-21      Emergency Ordinance No. 21-135:    Authorizing the acceptance of a donation from the Springfield Citizens Police Academy Alumni Association of two (2) new camera units valued at \$701.21 each, for a total value of \$1,402.42; and declaring an emergency therein.**

Mr. Copeland thanked the Alumni Association for their continued support of the Police Division.

Police Captain Moos explained the cameras would be used by the incident command officers to record activities outside of the vehicle.

On motion of Mrs. Chilton, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

**122-21      Emergency Ordinance No. 21-136:    Authorizing the City Manager to apply for and enter into an agreement with the Ohio Department of Transportation pursuant to the FY2022 Ohio Transit Partnership Program (OTP2) Grant in the amount of \$681,000.00 for preventative maintenance, ADA, replacing 2 LTV's, replacing one medium duty bus, replacing one heavy duty bus, and relocating market square bus station; authorizing the City Manager and the Director of Finance to perform all acts and execute all documents they consider necessary to fulfill the City's obligations under said grant application and corresponding agreement and to comply with all relevant local, state and federal legal requirements and to provide assurances and additional information as required by the Ohio Department of Transportation; and declaring an emergency therein.**

Mrs. Chilton asked for additional detail on the proposed relocation of the market square bus station. Assistant to the City Manager Cobbs spoke on the possible relocation of the bus station from High Street to Jefferson Street which would be closer to the existing bus hub. Plans are in the design phase with possible construction in 2022 or 2023. Structures similar to the existing station are expected.

On motion of Mr. Rue, seconded by Dr. Estrop, the ordinance was passed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

### **ITEM ADDED TO AGENDA: EMERGENCY RESOLUTION**

The following legislation was presented for the first time:

**123-21      Emergency Resolution No. 6117:    Consenting to the reappointment of Vickie Mahan to the Board of Building Appeals; and declaring an emergency therein.**

On motion of Mrs. Chilton, seconded by Mr. Rue, the resolution was adopted.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

### **COMMENTS FROM COMMISSIONERS**

**2-21** Mrs. Chilton announced an upcoming Engaged Neighborhood Workshop on Saturday, May 8, 2021. Mrs. Chilton also spoke on taking pride in cleaning up the various neighborhoods. The upcoming United Way Service Day is a good way to help clean up areas in need.

**89-20** Dr. Estrop asked the City Manager and Finance Director to give an update on city operations and finances during the COVID-19 pandemic. Mr. Heck noted normal operations with very low impact due to the pandemic. Finance Director Beckdahl stated finances continued strong during the first quarter with good cash balances.

**134-20** Mr. Heck updated commissioners on continued discussions with ODOT on the South Limestone Corridor and a potential grocer for the former Kroger site.

**2-21** Mr. O'Neill reminded citizens of the upcoming primary election and asked for help passing the income tax levy continuation.

### **COMMENTS FROM THE AUDIENCE**

**2-21** Mr. Harold Frost, 3403 Armsgate, spoke on traffic speed concerns in the Villa Run condominium development.

Mr. Copeland noted speed concerns across the city.

**2-21** Mr. Mike Lowe spoke on various expenses related to marketing, longevity, City Plaza repairs, and former funding to neighborhood associations, and public safety hiring.

**2-21** Mr. David Sanford, 528 Yellow Springs Street, spoke on areas that are targeted for clean up while others are not.

Mr. Copeland noted street sweeping has begun and asked citizens to not park in the designated areas to allow the sweepers to reach all areas.

### **COMMUNICATIONS**

The following communications were received and filed:

**114-21** Notification from the Ohio Division of Liquor Control of a new liquor permit request for Bob Evans Restaurants LLC dba Bob Evans 165, 1600 West First Street, Springfield, Ohio 45504.

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There being no further business, on motion of Mr. Rue, seconded by Mrs. Chilton, the meeting adjourned into Executive Session on Personnel.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

On a motion of Mr. Rue, seconded by Mr. O'Neill, the Executive Session adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

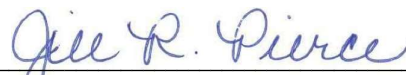
On a motion of Mr. O'Neill, seconded by Dr. Estrop, the legislative meeting adjourned at 8:19 p.m.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION